

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 20, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Peter F. Murphy, Jr., Springfield District
Ilryong Moon, Commissioner At Large
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John M. Palatiello, Hunter Mill District

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The meeting was called to order at 8:34 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Koch announced his intention to further defer the decision only on 2232-Y00-15, AT&T Wireless Services, from its currently scheduled date of September 21, 2000 to a date certain of September 28, 2000.

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Commissioner Alcorn reminded the Commission of the following events relating to the Commission's ongoing review of infill development:

- ◆ Wednesday, September 27, 2000 - 7:30 p.m. - Staff briefing
- ◆ Wednesday, October 11, 2000 - 7:30 p.m. - Workshop
- ◆ Wednesday, October 25, 2000 - 7:30 p.m. - Infill Committee Meeting

He noted that all of these events were open to the public and that the September 27th and October 11th meetings would be televised on Channel 16.

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In Commissioner Palatiello's absence, Chairman Murphy reminded the Commission that the Policy and Procedures Committee would meet on Thursday, September 21, 2000 at 7:30 p.m. in the Board Conference Room.

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Chairman Murphy reminded the Commission that the annual Planning Commission Seminar would be held on September 22, 23, and 24, 2000, at the Xerox Document Center in Leesburg, Virginia.

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Commissioner Hall conducted a discussion of the issues involved in the Leewood Nursing Home applications, RZ-1999-MA-051 and SE-99-M-038, following which she MOVED TO (FURTHER) DEFER DECISION UNTIL A DATE CERTAIN OF SEPTEMBER 21, 2000 AND REQUEST THAT THE RECORD REMAIN OPEN FOR WRITTEN COMMENT.

Commissioners Alcorn and Byers seconded the motion which carried unanimously with Commissioner Palatiello absent from the meeting.

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RZ-2000-BR-013 - FAIRFAX COUNTY EMPLOYEES CREDIT UNION
PCA-95-B-014 - FAIRFAX COUNTY EMPLOYEES CREDIT UNION
SE-00-B-015 - FAIRFAX COUNTY EMPLOYEES CREDIT UNION
SEA-95-B-018 - FAIRFAX COUNTY EMPLOYEES CREDIT UNION (Decisions Only)

(The public hearing on these applications was held on September 13, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-95-B-014.

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-2 with Commissioners Kelso and Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-BR-013, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE RECEIVED TONIGHT AND DATED SEPTEMBER 19, 2000.

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-2 with Commissioners Kelso and Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE SE-00-B-015, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS RECEIVED THIS EVENING AND DATED SEPTEMBER 20, 2000.

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-2 with Commissioners Kelso and Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-95-B-018, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 20, 2000.

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-2 with Commissioners Kelso and Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT MODIFY THE TRANSITIONAL SCREENING ALONG THE EASTERN PROPERTY LINE AND ALONG THE WESTERN PROPERTY LINE ADJACENT TO THE R-1 DISTRICT, WITH SEA-95-B-018.

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-2 with Commissioners Kelso and Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT WAIVE THE TRANSITIONAL SCREENING AND THE BARRIER REQUIREMENTS BETWEEN THE C-2 AND R-1 AND THE PORTIONS OF THE SITE THAT ARE ABUTTING WITH SEA-95-B-018.

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-2 with Commissioners Kelso and Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT WAIVE THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS ALONG THE WESTERN PROPERTY LINE WITH RZ-2000-BR-013 AND SE-00-B-015.

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-2 with Commissioners Kelso and Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT MODIFY THE PARKING LOT SETBACK REQUIREMENT ALONG THE EASTERN BOUNDARY LOT FOR THE PARKING LOT LOCATED IN THE RESIDENTIAL DISTRICT.

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-2 with Commissioners Kelso and Wilson abstaining; Commissioner Palatiello absent from the meeting.

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FS-L00-90 - AT&T WIRELESS SERVICES, 6700 Springfield Center Drive

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION FIND THAT FS-L00-90, BY AT&T WIRELESS SERVICES, IS IN GENERAL COMPLIANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE DETERMINED TO BE A "FEATURE SHOWN" IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Palatiello absent from the meeting.

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FSA-L96-2-1 - AT&T, 6550 Loisdale Road

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF PLANNING AND ZONING THAT THE PROPOSED MODIFICATIONS ARE CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION ON DECEMBER 11, 1996 UNDER FS-L96-2.

Commissioner Alcorn seconded the motion which carried by a vote of 8-1-2 with Commissioner Byers opposed; Commissioners Downer and Hall abstaining; Commissioner Palatiello absent from the meeting.

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FS-B00-68 - AT&T, 9801 Braddock Road

Commissioner Harsel MOVED THAT FS-B00-68, AT&T, 9801 BRADDOCK ROAD, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND I AGREE WITH THE DEFERMINATION MADE BY MR. ZOOK.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Palatiello absent from the meeting.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel set the following order for the agenda items:

1. RZ-1999-LE-044 - CARL H. RICHMOND, JR.
FDP-1999-LE-044 - CARL H. RICHMOND, JR.
2. PCA-85-S-061-3 - THE ST. JOE COMPANY
3. SE-00-M-022 - COSCAN WASHINGTON, INC.

This order was accepted without objection.

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RZ-1999-LE-044 - CARL H. RICHMOND, JR. - Appl. to rezone from R-4 to PDH-3 & R-4 to permit residential development at a density of 2.88 du/ac & approval of the conceptual development plan on property located S. of the Capital Beltway & at the E. terminus of Peaceful Terrace on approx. 14.13 ac. Comp. Plan Rec: Public Park w/an option for 2-3 du/ac. Tax Map 82-2((1))9; 82-2((3))(D)B, 19. (Concurrent w/FDP-1999-LE-044.) LEE DISTRICT.

FDP-1999-LE-044 - CARL H. RICHMOND, JR. - Appl. to approve the final development plan for RZ-1999-LE-044 to permit residential development on property located S. of the Capital Beltway & at the E. terminus of Peaceful Terrace on approx. 13.94 ac. zoned PDH-3. Tax Map 82-2((1))9; 82-2 ((3))(D)B. (Concurrent w/RZ-1999-LE-044.) LEE DISTRICT. JOINT PUBLIC HEARING.

William Thomas, Esquire, with Fagelson, Schonberger, Payne & Deichmeister, reaffirmed the affidavit dated December 16, 1998. There were no disclosures by Commission members.

Ms. Cathy Lewis, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to questions from Commissioner Kelso, Ms. Lewis pointed out the 200-foot setback line on the development plan. She noted that the proposed townhouses would face north.

Mr. Thomas explained that this project had been in development since 1997. He noted that the applicant had met with representatives of Burgandy Village and the Lee District Land Use Advisory Committee several times. He pointed out that the site layout had been designed to accommodate the environmental constraints on the property. He added that all outstanding issues had been addressed and that 70 percent of the site would be dedicated open space. Mr. Thomas stated that parking would be provided at the rate of three spaces per unit, an amount far exceeding requirements. He offered to answer any questions the Commissioners might have.

Commissioner Kelso complimented the applicant on the site design and announced his intention to defer decision pending resolution of a small problem that recently arose. He asked Mr. Noel Kaplan, environmental planner, ZED, DPZ, to explain.

Mr. Kaplan commented on the environmental constraints on the subject property and how they had been addressed.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Kelso for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON RZ-1999-LE-044 AND FDP-1999-LE-044, CARL H. RICHMOND, JR., TO A DATE CERTAIN OF SEPTEMBER 28, 2000, WITH THE RECORD REMAINING OPEN FOR PUBLIC COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Palatiello absent from the meeting.

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PCA-85-S-061-3 - THE ST. JOE COMPANY - Appl. to amend the proffers for RZ-85-S-061 to permit an increase in height for two proposed office bldgs. to a max. height of 75 ft. from previously proffered height of 35 ft. on property located W. of Parkstone Dr., E. of Braddock Rd., within Westfields International Center at Dulles on approx. 14.77 ac. zoned I-3 & WS. Comp. Plan Rec: Mixed use. Tax Map 43-4((6))pt. 27 & 37A. SULLY DISTRICT. PUBLIC HEARING.

Erika Byrd, Esquire, with McGuire, Woods, Battle & Boothe, reaffirmed the affidavit dated March 16, 2000. There were no disclosures by Commission members.

Mr. William Mayland, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Byrd explained that the applicant proposed to increase the height of two office buildings, thereby bringing those buildings into conformance with other buildings in the Westfields development and noted that the applicant was reaffirming all other existing

proffers. She added that more than double the required open space was being provided and that the floor area ratio would be less than allowed. Ms. Byrd stated that the application had the support of the Western Fairfax County Citizens Association.

In response to questions from Commissioner Koch, Ms. Byrd confirmed that these were the last buildings in the Westfields office complex and that the height increase was consistent with previously approved applications.

In response to questions from Commissioner Smyth, Ms. Byrd acknowledged that the application proposed more parking than was required. She added, however, that staff had not suggested structured parking and noted the large amount of open space.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Koch for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-85-S-061-3, SUBJECT TO THE PROFFERED CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Palatiello absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHWEST BOUNDARY, BRADDOCK ROAD, ADJACENT TO THE R-C DISTRICT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Palatiello absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHWEST BOUNDARY, BRADDOCK ROAD, ADJACENT TO THE R-C DISTRICT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Palatiello absent from the meeting.

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SE-00-M-022 - COSCAN WASHINGTON, INC. - Appl. under Sect. 9-615 of the Zoning Ord. to permit a cluster subdivision on property located at 4007 Annandale Rd. on approx. 5.03 ac. zoned R-4. Tax Map 60-3((14))4. MASON DISTRICT. PUBLIC HEARING.

Timothy Sampson, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated August 30, 2000. There were no disclosures by Commission members.

Mr. William Mayland, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the application due to its failure to meet three of the general special exception standards and the second additional provision for a cluster subdivision.

Commissioner Hall announced her intention to defer decision on this application.

In response to questions from Commissioner Harsel, Mr. Mayland confirmed that there were no other cluster subdivisions in the area.

Mr. Sampson explained that the applicant's proposal would result in a density of 3.19 dwelling units per acre (du/ac) which was entirely consistent with the zoning of surrounding properties and the Comprehensive Plan recommendation for a density range of 3 to 4 du/ac. He noted that clustering would provide flexibility and result in a better development. He disagreed with staff's contention that the general standards and additional provisions had not been met and commented on the average lot sizes proposed as well as those in surrounding existing developments. In summary, Mr. Sampson maintained that the reduction in the number of units fronting on Farr Street, the architectural flexibility, the open space, and the preservation of existing vegetation combined to make the applicant's proposed design more desirable than by-right development of the site.

Mr. Sampson responded to questions from Commissioner Smyth concerning the size of the stormwater management facility proposed and from Commissioner Harsel regarding the tree save areas, the side yard setbacks required, and the environmental advantages of clustering.

Chairman Murphy called for speakers from the audience and recited the rules for public testimony.

Dr. William Belt, 4001 Annandale Road, Annandale, stated that the vegetation proposed for preservation was not the most valuable vegetation on the site and that the access road proposed for the stormwater management facility would have an adverse impact on his property.

In response to a question from Chairman Murphy, Dr. Belt said that he supported the proposal for clustering, but urged additional tree preservation.

Mr. Sampson responded to questions from Commissioner Harsel regarding by-right development of the subject property.

In reply to a question from Commissioner Harsel, Mr. Sampson stated that the stormwater detention pond would be a dry pond most of the time, filling with water only during storms, then quickly draining away. He responded to further questions regarding access to the pond and the frequency of maintenance.

Mr. Karl Kellar, 3717 Pleasant Ridge Road, Annandale, explained that he did not live in the immediate area, but objected to the proposal for cluster development. He agreed with Dr. Belt that the tree save areas proposed by the applicant did not include the best trees on the site.

Ms. Kathy Schatz-Guthrie, 4003 Annandale Road, Annandale, supported the clustering proposal and asked that as many trees as possible be saved.

Mr. Reed Guthrie, 4003 Annandale Road, Annandale, concurred with the testimony presented by Ms. Schatz-Guthrie and Dr. Belt.

Ms. Kristen Abrahamson, ZED, DPZ, responded to questions from Commissioner Harsel regarding the cluster design and open space requirements.

There being no further speakers, Chairman Murphy called upon Mr. Sampson for a rebuttal statement.

Mr. Sampson stated that the discussions tonight clearly demonstrated the challenges faced in preparing a development plan. He maintained that the applicant's proposal was the best alternative to address the environmental constraints and preserve as many trees and as much vegetation as possible.

In response to a question from Commissioner Hall, Ms. Abrahamson explained that the applicant had requested a modification of the trail requirement along Annandale Road to allow the existing sidewalk to serve as a trail connection.

In response to questions from Commissioner Wilson, Ms. Abrahamson explained that the stormwater management area would be owned by the homeowners association, but maintained by the County.

In response to questions from Commissioner Harsel, Mr. Sampson stated that the one acre of open space included the stormwater management pond. He added that the pond would also be required under by-right development, unless waived by the Department of Public Works and Environmental Services.

There being no further comments or questions from the Commission and Mr. Mayland having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Hall for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Hall RECOMMENDED THAT WE DEFER DECISION UNTIL A DATE CERTAIN OF SEPTEMBER 28, 2000, WITH THE RECORD TO REMAIN OPEN FOR ANY WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Palatiello absent from the meeting.

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The meeting was adjourned at 10:39 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: June 14, 2001

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission